You&Co

EARN WELL! LIVE WELL! REST WELL!

YouCo by Vertical & SOI

ABOUT COLIVING What is coliving? What is attractive about it?

COLIVING IS A MODERN WAY OF LIVING AND WORKING. IT IS PERFECT FOR ACTIVE PEOPLE WITH A RATIONAL MIND.

It is a place where you can work efficiently, choose among various activities in your free time and organize your everyday life in an easy way. More importantly, coliving is also a unique community for fostering projects, exploring your talents and making friends :)

COLIVING MADE IN PARTNERSHIP WITH THE BEST ARCHITECTURE STUDIO IN THE COLIVING AND PUBLIC SPACE SEGMENT

1

FIRST COLIVING IN DUBAI OPENING IN 2021

"We studied the experience of **953 colivings** around the world – everything from a smaller format with 15-17 people to 24-floor buildings with 740 residents. We believe this type of community has **a bright future ahead**."

Alexander Sharapov, founder of Becar Asset Management

RESIDENTS

Why do they choose colivings?





Reality is online today



We are not strategic about life: we live in the here and now



We choose social interactions over staying alone







The more diverse the better



Each one of us is special



Smart is cool









Opportunities for productive work and leisure



Community for socializing



Services to make housekeeping easier



Tools for exploring your talents and growing your professional potential

THE PANDEMIC YEAR OF 2020 SHOWED THAT PROPERTIES WITH LESS SPACE FOR SLEEPING AND MORE SPACE FOR SOCIALIZING. ENTERTAINMENT AND WORK ARE ALWAYS AT LEAST 81% FULL. (THERE IS NO NEED TO LEAVE THE BUILDING - YOUR CLIENTS, PARTNERS AND FRIENDS ARE ALL IN THE SAME SPACE.)

4 COLIVING - A NEW VIBE "CHECK FOR YOURSELF! IT'S A BETTER DEAL THAN BUYING AN APARTMENT."

"I AM FREE TO CHOOSE HOW I WANT TO WORK TODAY: FROM THE OFFICE OR LYING IN THE HAMMOCK."



"I NEVER FEEL LONELY. BUT I CAN CHOOSE TO BE ALONE WHEN I FEEL LIKE IT."



"WORKING SIDE BY SIDE ON DIFFERENT PROJECTS **WE MOTIVATE** EACH OTHER TO BE MORE EFFICIENT. THAT'S A GREAT THING!" IT'S ALL ABOUT NETWORKING, HANGING OUT WITH LIKE-MINDED PEOPLE AND RECHARGING. IT'S ABOUT SAVING YOUR TIME.

YouCo is a world where modern people **want to live**. Everything here is designed to **inspire** the residents and **bring them together**.





DUBAI PROJECT

Building concept



THE LARGEST COLIVING COMPOSED OF THREE TOWERS - 769 ROOMS IN TOTAL!

A GIGANTIC STYLOBATE – A BRIDGE CONNECTING THE TOWERS WITH A PUBLIC AREA OF OVER 1000m² (THAT'S 1.5 TENNIS COURTS!)

THE LARGEST CONDO COLIVING IN DUBAI: IT IS THE ONLY COLIVING OWNED BY A GROUP OF OWNERS INSTEAD OF ONE PERSON.



Address: Dubai Production City Completion date: 8 Nov 2021 N of floors: 9 floors

DUBAI PROJECT

The I and WE areas, surroundings and infrastructure

TWO PARTS OF OUR LIFE - 'I' AND 'WE' - NATURALLY COEXIST IN THE COLIVING SPACE

The I Area is a compact but efficiently designed space for living where you can be alone whenever you feel like it.

The WE Area is equipped with a diverse infrastructure that allows for productive work and leisure in the company of like-minded people:



>12:00

Working and brainstorming or having lunch with like-minded friends, fellow entrepreneurs and freelancers



/ 19:00-20:00

Exploring your talents through various activities and workshops (film editing, photography, board games, developing logical thinking, etc.)



20:00-23:00

Socializing with people who share your interests or cooking dinner together with friends in one of the common kitchens.



EVERY DAY YOU&CO HOSTS DIFFERENT PUBLIC EVENTS: LECTURES, WORKSHOPS, PERFORMANCES, CONCERTS, ETC.

AT NIGHT YOU CAN ENJOY LIVE MUSIC, YOGA AND DANCE CLASSES.

ON WEEKENDS WE SET OUT FOR CAMPING IN THE MOUNTAINS OF RAS AL KHAIMAH, SURFING OR DIVING IN FUJAIRAH. VISITING AN ART SHOW OR WATCHING FORMULA 1 IN ABU DHABI IS ALSO AN OPTION.

THE WE AREA: A CLOSER LOOK

Party pool (with a DJ controller and a 5-meter screen) where some residents are watching *King Kong Lives* with their team, while some are sending a website code to their client from a cozy armchair.



H roof decks hosting a yoga studio, a crossfit gym, a hookah bar, a cafe, a lecture and concert hall. On any day, you can walk in on a stand-up battle or a comedy night, attend performances or pitches of full-scale projects, as well as hear brand-new ideas presented for feedback.







4 rooms for recording podcasts and audio materials.

Studios for film-making with a green screen — exactly what you need for your YouTube channel or streaming on Twitch! **1500m² of flexible space** where you can work alone or with a team in a quiet or loud zone, in a glass conference room, sitting in a leather chair at an oak table, swinging in a hammock, chilling in an armchair, on a swing or at the bar...





2 lounge rooms with a relaxed ambience and a cozy dim yellow light. These are ideal rooms for therapy, having consultations with your psychologist or spiritual mentor.



P.S. Rooms for artists and potters are a true hidden gem of You&Co.

LAYOUT AND DETAILS

Interior + apartment view

A DESIGN THAT PUTS YOU IN A POSITIVE MOOD AND MAKES YOU WANT TO JUMP INTO ACTION

A PLACE FOR INSPIRATION AND LIVING IN HARMONY WITH YOURSELF









AND MAN

LAYOUT AND DETAILS Interior + apartment view





UP FOR 2^{VIP} [S = 68.9 - 69.9m²] Two units with a shared kitchen and dining area.



SHARE FOR 2 [S = 60.4m²] Two units with a shared kitchen and dining area.

AT YOU & CO, SELECTING THE APARTMENT LAYOUT IS LITERALLY THE ONLY THING THE RESIDENT WILL HAVE TO WORRY ABOUT.







MEET UP 3 [S = 73.5 - 82.6m²] Three units with a shared kitchen and dining area.



5

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INVESTMENT IN PROPERTY ABROAD IS NOT JUST FOR SUPERSTARS AND MILLIONAIRES. MANY USE THIS INSTRUMENT FOR A VARIETY OF PURPOSES.

Investor type: CAREFUL PRAGMATIC



There are no complex source of wealth checks.



You and your family can receive a residence permit in return for investment.



Considers buying with cryptocurrency. WE SEE EACH INVESTOR AS UNIQUE. MEANWHILE WE KNOW THEIR COMMON TRAITS WELL: INVESTORS ARE LOOKING FOR PROJECTS THAT WOULD ALLOW TO ALLOCATE PERSONAL FUNDS IN THE SAFEST WAY POSSIBLE. IF A PROPERTY IS LOCATED IN A DIFFERENT COUNTRY, THEY ANALYZE CLOSELY THE STRENGTHS OF THE AREA UNDER CONSIDERATION – AS AN ATTRACTION POINT FOR TOURISTS, YOUNG PROFESSIONALS, ETC.





Looks for a place for his child to live while studying abroad.

WHAT IS SO ATTRACTIVE ABOUT DUBAI

STAYING AT A HOTEL IS EXPENSIVE AND LONELY, RENTING AN APARTMENT FOR LESS THAN A YEAR IS A HASSLE...

-"NO WAY, I AM CHOOSING A COLIVING!"

In 2016, the tax system in Dubai underwent changes. Expensive European experts were phased out by young professionals from all over the world, who had different habits and needs when it came to housing.

EXPENSIVE DÉCOR, LUXURY, LARGE APARTMENTS SPACE FOR PARTYING, WORKING, MEETING NEW PEOPLE AND LIVING AN ACTIVE LIFE

SO WHERE IN DUBAI CAN THE OUTGOING NOMAD GENERATION LIVE TO ENJOY LIFE TO ITS FULLEST? THE COMPLEX IS LOCATED IN THE MIDDLE OF THE UPSCALE DISTRICTS OF JUMEIRAH GOLF ESTATES, MOTOR CITY & JUMEIRAH VILLAGE TRIANGLE WITH AN ENTRY POINT OF \$1 MILLION AND UP.

WHAT DOES THIS IMPLY?

The overall development plan of the district guarantees a high continuous growth of capitalization in the next 1 to 3 years.

30% modern housing

70%

office buildings and business centers

***DPC** is a free economic zone, a haven for media companies from all over the world.

WHO WORKS HERE?

Art, publishing and television companies.

LOCATION





10 minutes away from the largest exhibition venue / business center in the world



Direct connection to major highways



5 KM

Main shopping malls are easily accessible by car



30 KM International airport



10 KM To main schools and universities



17 KM To Port of Jebel Ali





WHO IS IN CHARGE OF THE PROJECT?

Developers, architects, etc.

PROPERTY MANAGEMENT DONE BY

Bec

Becar Hospitality Overseas

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IS THE LIVELIEST HOTEL OF 2021!

The managing company saves the resident all the **housekeeping hassle** by **taking care** of paying utility bills, submitting meter readings, doing any repairs and fixing leaks, as well as providing a cleaning service.

- ★ 7 YEARS SPECIALIZING IN HOTEL CONSTRUCTION
- ★ BEST APARTHOTEL AND BEST 3* BUSINESS HOTEL IN 2016, 2017, 2018 AND 2019
- ★ 800 ROOMS OPEN SO FAR
- ★ 8.8 IS THE AVERAGE RATING BASED ON >1100 BOOKING.COM REVIEWS
- ★ 76% IS THE AVERAGE OCCUPANCY RATE IN OUR HOTELS OVER THE PAST 6 YEARS
- ★ 7 HOTELS WILL BE COMPLETED BY 2023

22 COLIVING - A NEW VIBE



Sol Properties is a company with 40 years of experience in India and 20 years in Dubai (250 projects delivered, including housing, malls, business centers, apartments and hotels).

Best projects:

4* Radisson Beach Resort Hotel and Edition Hotel.

www.solproperties.ae



Cutwork is a French studio that creates smart spaces for work and life designed for young and active entrepreneurs.

Best design studio and architecture bureau in the coliving segment in 2018, 2019 and 2020.

Remarkable projects:

Station F: a start-up campus for 1000 entrepreneurs.

FlatMates: "the largest coliving in the world with 600 apartments"

(or had been — until we began the construction of YouCo in Saint Petersburg.)

www.cutworkstudio.com





Becar FM services over 5 million $M^2 - 160$ properties in 10 cities of Russia, as well as in England and Dubai!

Jobs delivered in our properties can be monitored, approved and reviewed via an app both by the manager and the owner.

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